

Larger Scale Development Projects Within the City of Royal Oak

In Approval Process As Of 12-26-2018																	
site	dev type	# of stories	bldg type	# units	acres	# units per acre	parking per unit	unit type	unit size range	studio	1 bedroom	2 bedroom	3 bedroom	sq ft - resid	sq ft - retail / rest	sq ft - office	
25-22-155-002 & -003	multi-family	6	high-rise	72	0.5	144.0	1.50	rental	593-1,119		60.00%	40.00%		55,000			
25-21-429-020	mixed-use	3	mid-rise	12	0.2	60.0	2.00	rental	768		100%			13,700		1,700	
25-16-477-018	multi-family	3	mid-rise	10	0.41	24.39	2.00	owner	1,600			100%					
				94										68,700	0	1,700	

Approved Projects																	
site	dev type	# of stories	bldg type	# units	acres	# units per acre	parking per unit	unit type	unit size range	studio	1 bedroom	2 bedroom	3 bedroom	sq ft - resid	sq ft - retail / rest	sq ft - office	
25-14-305-001	multi-family	2	low-rise	8	0.31	25.8	1.50	rental			100%			5,100			
25-21-435-007	multi-family	3	mid-rise	7	0.18	38.9	2.00		1,700			100%		11,900			
20-32-301-034	office	1	low-rise													28,100	
25-15-383-033	multi-family	3	mid-rise	3	0.16	18.8	2.00					100%		5,700			
20-32-328-020	vacant @ Parmenter Blvd & Leafdale Ave #	2	low-rise													8,300	
25-21-432-020	S Washington Ave btwn W Harrison Ave & W Parent Ave #	3	mid-rise	77	1.1	72.0	1.45	rental	497-1,065		88%	12%		74,000			
25-05-153-020	4336 Coolidge Hwy (Flex-N-Gate 34,000 sq ft expansion)	1	low-rise														
25-16-485-020	221 N Main St #	5	high-rise	65	0.76	85.5	1.31	rental	672-1630	14%	46%	40%		79,000			
25-21-284-004	600 S Main St (Burton Katzman)	4	mid-rise												19,016	77,214	
25-22-104-004, -005, -018, -212-007, -008	400 W 11 Mile Rd (45,265 sq ft) Police Dept bldg #	2	mid-rise														
25-212-233-009	218 S Main St	2	mid-rise												9,300	8,900	
25-22-330-037 & 039 + 013 to 019 + 022 to 027	E Harrison & Irving Ave (Harrison Poolside)	3	mid-rise	81	2.5	33.1	1.59	rental	800-2,200		49%	49%	1%	40,645			
25-14-354-036	E 11 Mile Rd @ Dorchester Ave	4	mid-rise, townh	16	0.5	32.0	2.00	owner	1,700-2000				100%	32,000			
25-22-303-024 & 025 & S1/2 of 048	211-235 E Harrison Ave	4	mid-rise	39	1.5	26.0	2.10	rental	975-3,150					57,985			
25-16-477-021	328 Oakland Ave #	3	mid-rise	6	0.3	20.0	2.00	rental	1,736-1,903			100%		16,000			
25-21-433-001 & -018	1100 S Main St	3	mid-rise	38	0.6	62.3	1.55		734-1,416	11%	26%	53%		50,587	1125		
25-22-107-007 & 016-018	321-327 E Fourth St	4	mid-rise	10	0.3	34.5	1.50	rental	1,558-2,096					30,500	6,400		
25-15-353-016	704 S Washington Ave	4	mid-rise	6	0.16	37.5	1.50	rental			67%	33%		3100			
25-07-230-013	30875 Woodward Ave	1	low-rise												4,700		
25-22-104-016	E 3rd St & Knowles St	6	high-rise													68,100	
25-16-477-018	414 Oakland Ave	multi-family	low-rise	3	0.4	7.3	1.50	owner	2,156				100%	6,468			
25-22-377-021	1303 Batavia Ave (Irving Park Lofts)	multi-family	mid-rise, townh	10	0.7	13.9	2.30	owner	2,100					21,000			
25-21-426-023	808 S Washington Ave	multi-family	mid-rise	5	0.1	40.0	2.00		1,685-1,940		100%			9,150			
	# = submitted for permits			374										443,135	40,541	190,614	

Projects Under Construction																	
site	dev type	# of stories	bldg type	# units	acres	# units per acre	parking per unit	unit type	unit size range	studio	1 bedroom	2 bedroom	3 bedroom	sq ft - resid	sq ft - retail / rest	sq ft - office	
25-21-479-031	mixed-use	5	high-rise	229	4.2	54.5	2.00	rental	576-1,430	11%	38%	41%	10%	240,000	10,000		
25-15-353-016	mixed use	8/6/2	high-rise	91	3.5	26.0	*	rental	508-954	31%	38%	31%		112,000	10,610		
25-22-103-006	mixed use	6	high-rise													145,000	
25-22-103-005	municipal	7	high-rise														
25-22-104-019	municipal	2	low-rise														
25-02-101-052	multi-family	2	low-rise	186	12.3	15.1	2.20	rental	800-1,750		4%	67%	29%	292,000			
20-32-301-030	commercial	1	low-rise													29,000	
25-22-110-006, -007, -008	mixed-use	3	mid-rise												3,375	9,300	
25-22-133-028	multi-family	3	mid-rise	4	0.2	20.0	1.00	rental	997-1,382		50%	50%		5,700		1,720	
25-15-383-015	two-family	3	mid-rise	2	0.1	16.7	2.00	rental	1,834			100%		3,668			
SW 10 acres of 25-05-251-002	multi-family	3	mid-rise, townh	73	3.7	19.7	2.00	owner	1,500					109,500			
SW 10 acres of 25-05-251-002	single-family		single-family	49	6.3	7.8											
25-07-226-007 & 25-07-227-003	mixed-use	1/5	low & high-rise						100 room hotel						121,714		
25-05-428-037	multi-family	3	mid-rise	11	0.3	33.3	2.00	rental	1,858			100%		20,400			
25-15-460-031	multi-family	3	mid-rise	36	0.3	116.1	2.00	rental	315-406	100%				15,000			
25-16-385-008	multi-family	3	mid-rise, 4 ple	12	0.6	20.0			1,260			100%		22,700			
				464										580,968	135,699	185,020	